

BOARD OF APPEAL REFERRALS

October 4, 1979

1. Z-4526 Alfred Zuffante  
566 Beech Street, Roslindale
2. Z-4527 L & S Realty Trust  
261 Maverick Street, East Boston
3. Z-4544 Louis D'Allesandro  
5 Rear Trenton Street, East Boston
4. Z-4548 Costopoulos Realty Trust  
32-46 Riverdale Street, Brighton
5. Z-4553 James Hardmon  
489 Walnut Avenue, Jamaica Plain
6. Z-4554 Boston Redevelopment Authority  
366-399 Faneuil Hall Marketplace

## MEMORANDUM

October 4, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 10/30/79

Z-4526  
Alfred Zuffante  
566 Beech Street, Roslindale  
near Poplar Street

One-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Erect one-story addition to one-family dwelling.

## Violation(s):

SectionRequiredProposed

20-1. Rear yard is insufficient.

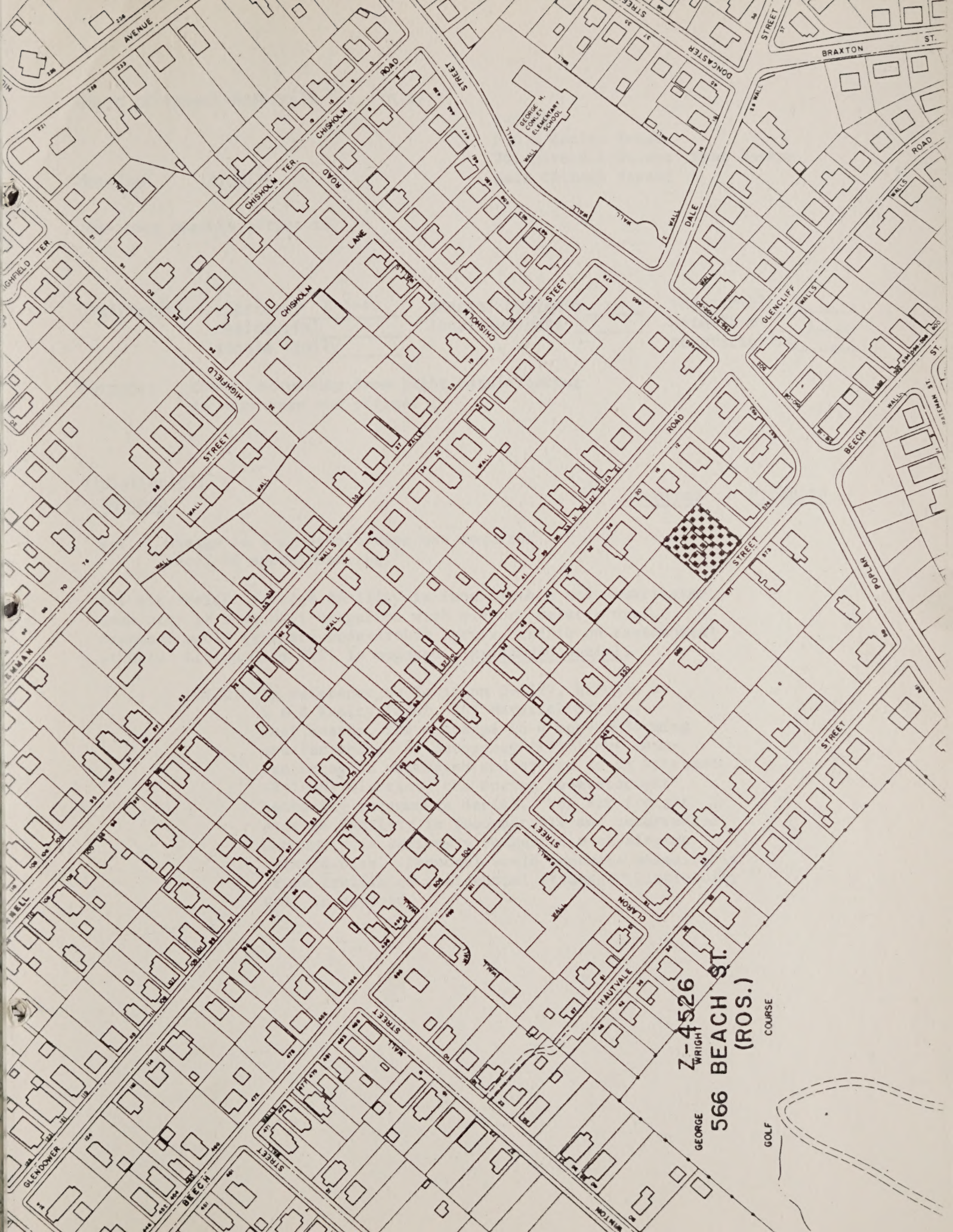
40 ft.

19 ft.

The one-family residence has been seriously fire damaged and is a blight on the neighborhood. In the process of reconstruction the petitioner would erect an additional room connecting dwelling with garage. Rear yard violation is existing. No community opposition. Recommend approval.

VOTED: In reference to Petition Z-4526, brought by Alfred Zuffante, 566 Beech Street, Roslindale, for a variance to erect a one-story addition to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Fire damaged structure will be restored to viable condition. Rear yard violation is existing.





Z-4526

WRIGHT

566 BEACH ST.

(ROS.)

GEORGE

GOLF

COURSE



## Board of Appeal Referrals

10/4/79

Z-4527

L &amp; S Realty Trust

261 Maverick Street, East Boston

Near Cottage Street

Hearing: 10/30/79

One-story masonry structure

District(s): apartment H-1-40 general business \_\_\_\_\_ industrial \_\_\_\_\_  
 residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
 single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from light manufacturing  
 to warehouse and office.

## Violation(s):

SectionRequiredProposed

- 9-2. Change in a non-conforming use requires  
 Board of Appeal hearing.

The air freight storage facility is incompatible and unwarranted.  
 Community is seriously congested with airport related uses.  
 Proposal would generate undesirable truck traffic on residential  
 street. Little City Hall is opposed. Recommend denial.

VOTED: In reference to Petition Z-4527, brought by  
 L & S Realty Trust, 261 Maverick Street,  
 East Boston, for a change in a non-conforming  
 use for change of occupancy from light manu-  
 facturing to warehouse and office in an Apartment  
 (H-1-40) District, the Boston Redevelopment  
 Authority recommends denial. The air freight  
 storage facility is incompatible and unwarranted.  
 Community is seriously congested with airport  
 related uses. Proposal would generate undesirable  
 truck traffic on residential streets. Little City  
 Hall is opposed.





Z-4527  
261 MAVERICK ST.  
(E.B.)



Board of Appeal Referrals

10/4/79

Z-4544

Louis D'Allesandro  
5 Rear Trenton Street  
East Boston  
Near Meridian Street

Hearing: 11/13/79

One-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential H-1_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from storage to repair shop garage.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Repair shop garage is forbidden in an H-1 District.

Existing facility is located at the end of a small alley and surrounded by residential structures. Legalization of this use with its attendant activities would adversely impact these dwellings and the dense residential neighborhood. Recommend denial.

VOTED: In reference to Petition Z-4544, brought by Louis D'Allesandro, 5 Rear Trenton Street, East Boston, for a forbidden use for change of occupancy from storage to repair shop garage in an H-1 District, the Boston Redevelopment Authority recommends denial. Legalization of this existing use with its attendant activities would adversely impact the abutting dwellings and the dense residential neighborhood.



Z-4544  
5 REAR TRENTON ST.  
(E.B.)





Board of Appeal Referrals

10/4/79

Hearing: 10/23/79

Z-4548  
Costopoulos Realty Trust  
32-46 Riverdale Street  
Brighton  
Near Western Avenue

Three-story frame structure.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from 12 to 17 apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 District.		
14-2. Lot area is insufficient	29,000 sf.	9,247 sf.
23-1. Off street parking is insufficient	5 spaces	0

Additional basement apartments will severely overcrowd the structure. The proposed density is incompatible with existing two- three-family neighborhood. Lack of off-street parking will generate detrimental and undesirable curb parking. Strong opposition has been expressed. Recommend denial.

VOTED: In reference to Petition Z-4548, brought by Costopoulos Realty Trust, 32-46 Riverdale Street, Brighton, for a forbidden use and two variances for change of occupancy from 12 to 17 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Additional basement apartments will severely overcrowd the structure. The proposed density is incompatible with existing two- three-family neighborhood. Lack of off-street parking will generate detrimental and undesirable curb parking. Strong opposition has been expressed.



Board of Appeal Referrals

10/4/79

Z-4553

James Hardmon

489 Walnut Avenue, Jamaica Plain

At Park Lane

Hearing: 10/9/79

2½-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: Change occupancy from nursing home to day-care center.

Violation(s):

Section

Required

Proposed

8-7. Day care center is conditional in an  
S-.5 District.

Facility which would accommodate 50 pre-school children is located opposite Franklin Park. Neighborhood Group supports proposal provided it comes up for review again in 2 years.  
Recommend approval with provisos.

VOTED: In reference to Petition Z-4553, brought by James Hardmon, 489 Walnut Avenue, Jamaica Plain, for a conditional use for change of occupancy from Nursing Home to Day Care Center in a single family (S-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use be reviewed at the end of two years; that no structural alterations be allowed; that play areas be enclosed with green chain link fencing; that staff and visitor parking be restricted to Walnut Avenue; that bus pick-up and drop-off service be provided on site and not on streets; that the building be used only for Day Care Center purposes.





Z-4553  
489 WALNUT AVE.  
(J.P.)

WALNUT ENTRANCE

STREET

ROAD

WALNUT

STREET

ROAD

STREET

ROBESON

HILLS

AVENUE

WOODSIDE

STREET

STREET

PARLEY

ST

PARK

LANE

ROAD

ELMSTEAD

STREET

WASHINGTON

HAVERFORD

STREET

PETER

AXLEY

CORA

HARMON

MONTABELLO

BROOKSIDE

WYTON ST

CHILCOTT

PLACE

GRANADA

PARK

ROAD

STREET

WALNUT

AVENUE

GEORGE  
ROBERT  
WHIT



Board of Appeal Referrals

10/4/79

Z-4554  
Boston Redevelopment Authority ✓-①  
366-399 Faneuil Hall Marketplace ②

Hearing: 10/9/79 }  
North Market Building

District(s): apartment \_\_\_\_\_ general business B-8-U \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from offices, stores, three  
restaurants to retail stores, offices, three  
restaurants and professional school.

Violation(s):  
Section

Required      Proposed

8-7. Professional school is conditional in  
a B-8-U District.

Burdett School would occupy approximately 4778 square feet  
of the sixth floor North Market Building. Approximately 90  
students would be enrolled each term with no more than 50  
present at any one time. Business school type use would not  
be detrimental to the Faneuil Hall commercial development. }  
Recommend approval with proviso.

VOTED: In reference to Petition Z-4554, brought  
by Boston Redevelopment Authority, 366-399  
Faneuil Hall Marketplace, for a conditional  
use for change of occupancy from offices,  
stores, three restaurants to retail stores,  
offices, three restaurants and professional  
school in a General Business (B-8-U) District,  
the Boston Redevelopment Authority recommends  
approval provided plans are submitted to the  
Authority for design review.





Z-4554

300-399 FANEUIL HALL  
MARKET PLACE  
(B.P.)



